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REEVES



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BARN LANE
GOLBORNE
WARRINGTON
WA3 3PR

£260,000
NO CHAIN



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BARN LANE, GOLBORNE, WARRINGTON, WA3 3PR

A Charming Traditional Semi-Detached Home Located In A Sought-After Position In This Highly Desirable Area, Offering Fantastic Views Of Open Farmland Towards Keepers Cottage and Haydock Park Racecourse. No Chain Involved.

This character property is approached via a tarmacadam driveway and pathway.

Retaining many period features this well presented spacious home features gas central heating and double glazing. It comprises a through hallway, a bay fronted dining room, a rear lounge with stunning open views, a kitchen, a utility room, WC, and access to an attached garage on the ground floor. On the first floor, you'll find three bedrooms and a family bathroom.

The property comes with a delightful walled fore garden and a driveway. The rear garden is a highlight of the property, offering an open aspect, a well-maintained lawn, and a paved pathway.

General Services:

All mains services are believed to be connected to the property.

Local Authority:

Wigan Borough Council

Council Tax:

Tax Band C

Tenure:

Leasehold



Entrance Hall

Bay Fronted Dining Room

Enhanced by period fire surround, UPVC bay window to front elevation, dado rail.

Rear Lounge

A bright room with patio window to rear elevation, again with far reaching farmland views.

Kitchen

Fitted with a range of wall base and drawer units, stainless steel sink unit, four ring gas hob, far reaching farmland views.

Utility Room

Fitted base unit, stainless steel sink unit, window and door to side elevation, tiled flooring. Internal door to an attached brick garage.

Cloaks/Wc

First Floor

Landing

Window to side elevation, loft access hatch.

Principal Bedroom

A generous bay fronted room, single panel radiator, fitted wardrobes and dressing table.

Bedroom 2

With single panel radiator, window to rear with superb views, laminate flooring.

Bedroom 3

With single panel radiator, window to front elevation.

Shower Room

Fitted with a modern suite including glazed shower cubicle, vanity unit with inset wash hand basin, WC, contemporary tiled walls.





Approx. Gross Internal Floor Area 1193 sq. ft / 110.85 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.